

RE: REZONING REFERENCE NO. 51/89  
5626, 5642, 5658 HALLEY AVENUE



MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 September 20

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #51/89

ADDRESS: 5626, 5642, 5658 HALLEY AVENUE

LEGAL: LOT 3, GROUP 1, NWD, PLAN 13171; LOT 2, GROUP 1, NWD, PLAN 11953; LOT 1, GROUP 1, NWD, PLAN 11953, ALL OF DISTRICT LOT 33.

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES).

(See ATTACHED SKETCHES 1 and 2)

PURPOSE: To seek Council authority to advance a rezoning application for the construction of a three-storey apartment to a Public Hearing.

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RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of First and Second readings of the subject Rezoning Bylaw.
2. THAT Council approve the sale of Municipally-owned property within the subject development site in accordance with the terms outlined in Section 3.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 October 02 and to a Public Hearing on 1989 October 24 at 19:30 h.

4. THAT the following be established as prerequisites to the completion of the rezoning:
- a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to secure or to demolish such improvements and remove the resultant debris prior to Third Reading.
  - e) The consolidation of the net project site into one legal parcel.
  - f) The granting of any necessary easements.
  - g) The dedication of any rights-of-way deemed requisite.
  - h) The undergrounding of existing overhead wiring abutting the site.
  - i) The provision of a public pedestrian walkway from Halley Avenue to the east property line of the site and the construction of a walkway to the approval of the Director Engineering.
  - j) The retention of as many existing mature trees as possible on the site.
  - k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
  - l) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.
  - m) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

SUMMARY

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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REPORT



1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit the construction of a three-storey apartment.

2.0 BACKGROUND

On 1989 August 21, Council received a preliminary report from the Planning & Building Inspection Department regarding the application for rezoning on this site and authorized staff to work with the developer.

The developer has now submitted a plan of development suitable for presentation to a public hearing.

3.0 GENERAL COMMENTS

3.1 SERVICING

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site.

3.2 HIGHWAY EXCHANGE

There is an existing unopened lane allowance along the south and east edges of the site that is to be closed through a road exchange bylaw in exchange for minor dedications for an east-west public walkway outlined in the adopted Development Plan along the northern boundary of the site. The excess balance of closed road right-of-way would be sold to the developer as a condition of rezoning for inclusion in the development site.

3.3 EASEMENTS

Any easements for necessary services are to be provided.

3.4 DEVELOPMENT COST CHARGES

The Neighbourhood Parkland Acquisition Charge which is currently applicable to this site is \$1,397 per unit.

3.5 CONDOMINIUM GUIDELINES

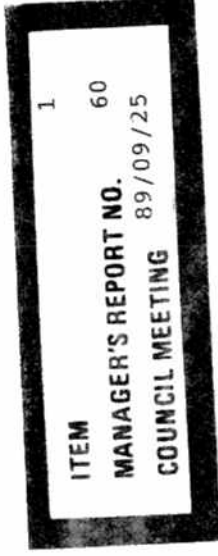
The developer has indicated that the units will meet the condominium guideline standards.

3.6 TREE PRESERVATION

There are a number of mature native trees on the site and the developer's landscape architect has been requested to incorporate them in the plan to the degree that it is feasible to do so.

3.7 UNDERGROUNDING OF POLE LINES ON HALLEY AVENUE

The developer will be required to either remove or provide for the underground ducting to relocate the lines underground in the future.



4.0 DEVELOPMENT PROPOSAL

4.1 NET SITE AREA: 2,730 m<sup>2</sup> 29,388 sq.ft.

Site Coverage: 37% 104

4.2 FLOOR AREA PERMITTED/PROVIDED:

1.10 X 2,730 m<sup>2</sup> = 3,003 m<sup>2</sup> 32,325 sq.ft.

Note: Final building area to be based upon survey of site to confirm lot area.

FLOOR AREA RATIO PERMITTED/PROVIDED 1.10

HEIGHT:

Three storeys with two units at the parking level at the north end.

4.3 UNIT MIX/SIZES:

11 - 1 bed units from 88 m<sup>2</sup> to 117 m<sup>2</sup>  
(953 sq.ft. to 1257 sq.ft.)

13 - 2 bed units from 112 m<sup>2</sup> to 130 m<sup>2</sup>  
(1208 sq.ft. to 1406 sq.ft.)

24 - TOTAL UNITS

4.4 PARKING:

REQUIRED: 1.5 x 24 units 36 spaces  
PROVIDED: 1.5 x 24 units 36 spaces  
(including 5 visitor spaces).

4.5 COMMUNAL FACILITIES:

There are no communal facilities save a storage room.

4.6 EXTERIOR MATERIALS:

Finishes include wood trim, stucco and brick details.

4.7 RECYCLING/GARBAGE:

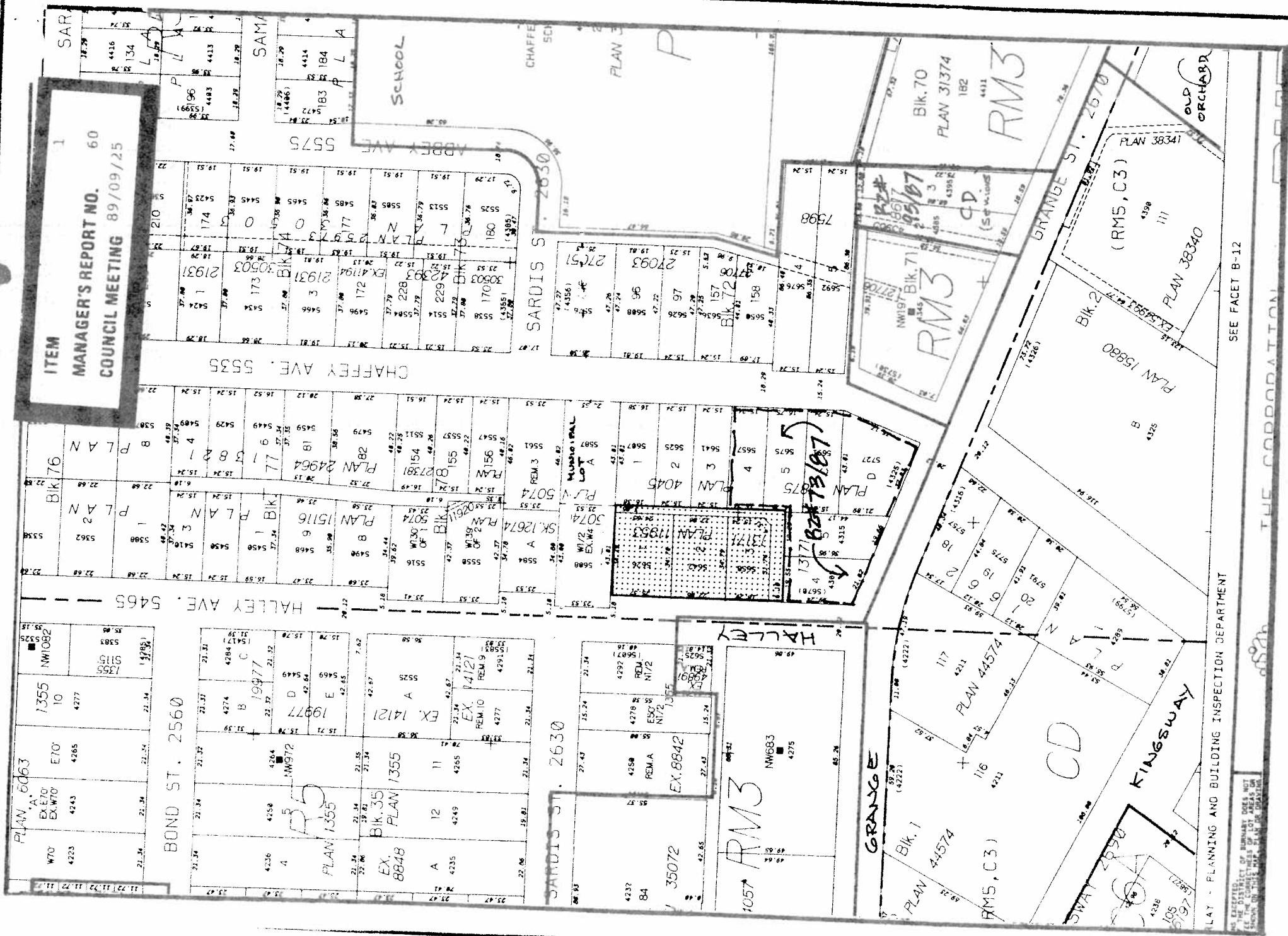
A recycling and garbage handling area is provided underground.

BR:1f

Attachments

cc: Municipal Clerk  
Director Engineering

A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION



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 COUNCIL MEETING 89/09/25

Date  
 1989 - EFT

Scale  
 1:2000

Drawn By



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REZONING 51/89 LOCATION

EXISTING ZONING: R5

SKETCH 1

SEE FACET B-12

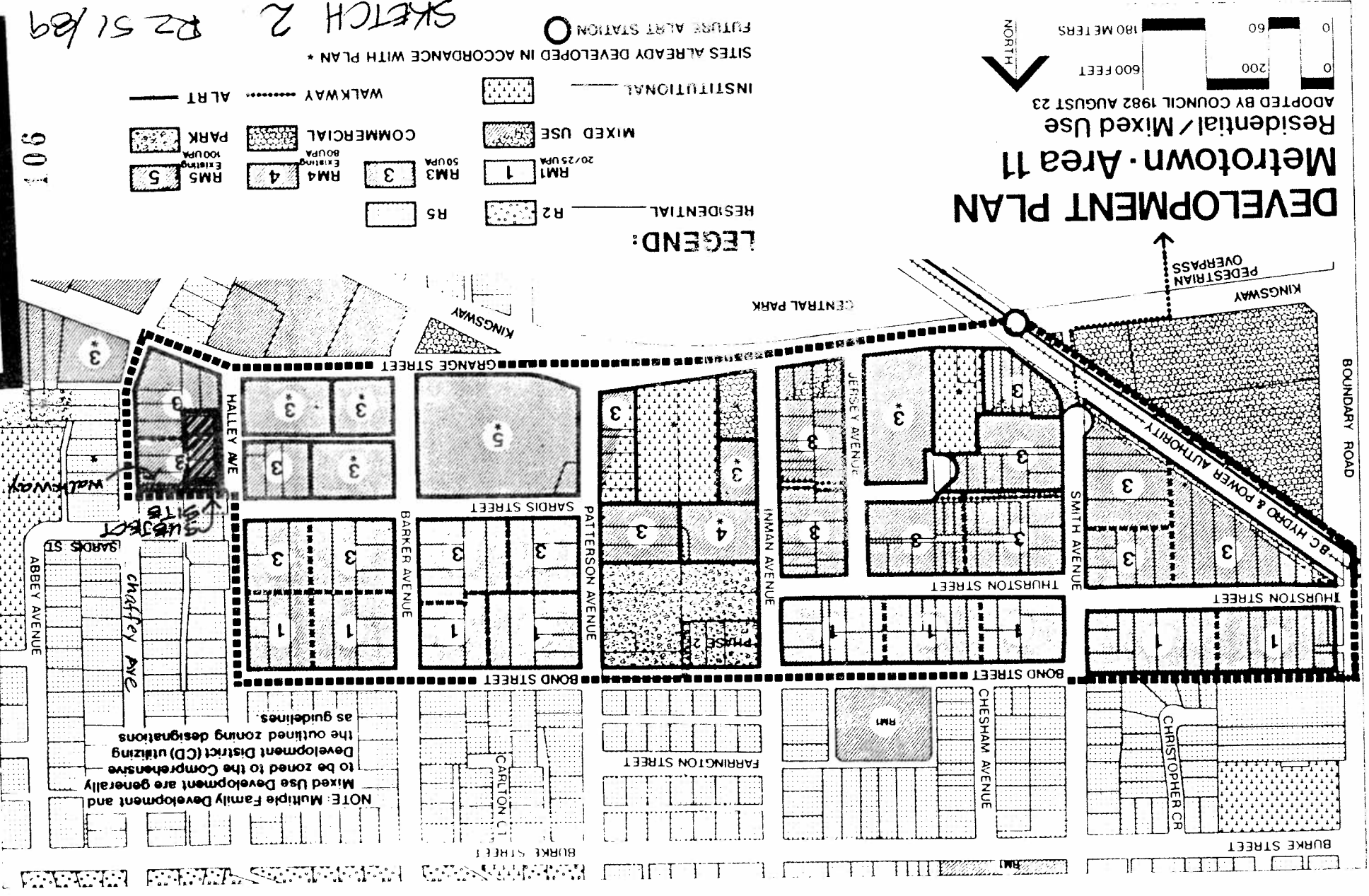
LAY - PLANNING AND BUILDING INSPECTION DEPARTMENT

FOR THE INTEREST OF BURNABY DOES NOT  
 GUARANTEE THE ACCURACY OF THE INFORMATION  
 SHOWN ON THIS MAP, PLAN OR DRAWING

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SKETCH 2  
 R2 S1/89



NOTE: Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

**LEGEND:**

R2	RESIDENTIAL
R3	RM3 50UPA
R4	RM4 Existing 80UPA
R5	RM5 Existing 100UPA
PARK	COMMERCIAL
ALRT	WALKWAY
INSTITUTIONAL	MIXED USE
FUTURE ALERT STATION	SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN *

**DEVELOPMENT PLAN**  
 Metrotown - Area 11  
 Residential / Mixed Use  
 ADOPTED BY COUNCIL 1982 AUGUST 23

Scale: 0 to 600 FEET / 0 to 180 METERS

North arrow pointing up.

BOUNDARY ROAD

PEDESTRIAN OVERPASS

B.C. HYDRO & POWER AUTHORITY

CENTRAL PARK

Street names: HALLEY AVE, SARDIS ST, BOND STREET, THURSTON STREET, BURKE STREET, CHESHAM AVENUE, FARRINGTON STREET, CARLTON CT, BARKER AVENUE, PATTERSON AVENUE, INMAN AVENUE, JERSEY AVENUE, SMITH AVENUE, GRANGE STREET, KINGSWAY, ABBEY AVENUE, CHAFFY AVE, SARDIS ST, WALKWAY, SUBST.